

**Town of Geneseo Planning Board
Regular Monthly Meeting Minutes
March 8, 2010
7:00 – 8:35 PM**

Members Present:

Mark Shepard
Marcea Clark Tetamore
Patti LaVigne
David Woods
Tom Curtin
Hank Latorella
Dwight Folts (late)

Others:

Dean O'Keefe, CEO
James Bonsignore, Esq.
Kevin Van Allen, Esq.
Leon Van Lieshout
Augie Tranello
Mary Tranello
Todd Cole
Charlotte Barber
Shannon Pinckney
Oliver Charles
L. Maflee
Sharon Roach
Ralph Roach
Ken Johnston
Lynn Rowly

1. Call to Order:

Vice Chair LaVigne called the March regular monthly meeting to order in the board room of the Town Offices at 7:00 p.m.

2. Review of Minutes:

The minutes of the February 8, 2010 Planning Board monthly meeting were reviewed by the board members present.

David Woods made the MOTION to accept the minutes of the February 8, 2010 meeting as corrected.

Marcea Clark Tetamore SECONDED the motion.

All in favor: David Woods, Patti LaVigne, Tom Curtin, and Hank Latorella.

Abstained: Mark Shepard (did not attend the February meeting.)

Opposed: None.

Absent: Dwight Folts.

MOTION PASSED.

3. Village Planning Board Report.

David Woods was asked to give this report by Chair Folts.

D. Woods said he wished to summarize the last Village Planning Board meeting into three points, as follows:

- (1) ESL FCU has decided to locate to the SE corner of Ryan Drive at Veteran Drive instead of the Geneseo Town Centre. Concept approval has been given.

- (2) Corrin Strong has applied originally for a subdivision but is now seeking approval for a permanent farm stand to sell produce. The farm stand is not off the drive leading back to Hartford House itself.

A farm stand was decided to be a customary agricultural use for produce grown on the property. Mr. Strong is looking for a separate entrance north of his gate house. DOT will give a curb cut but not for an internal road for building lots.

- (3) Hampton Inn at the March 3 Village Planning Board meeting was given subdivision and site plan final approval. There was lengthy discussion before approval. Patti LaVigne asked about a proposed roadway to Reservoir Road and its possible future use as an access road. Residents along this area were in attendance and are concerned about potential traffic. There is a 25-foot “forever wild” buffer involved and also stormwater on other side extending alongside the north end. DOT suggested using this road as an alternate access point but the Village Planning Board was not receptive to this idea. Some site plan language was changed in that if this is ever to happen, then the applicant must come back to the Village Planning Board before using this roadway an “access road.” Marcea Clark Tetamore asked about a traffic study – it was a negligible effect. Tom Curtin asked about curb cuts – there will be two. Parking lots are connected via the rear of Quality Inn but not via the bowling alley.

4. **Code Office Report:**

The Code Office Report for the period 02/01/10 through 02/28/10 was received and reviewed by the Planning Board.

Dean O’Keefe, CEO, reported that there have been three regular building permits plus ongoing rental and fire inspections. He said that both he and CEO Maxwell were planning on attending code enforcement accreditation courses next week.

The new restaurant at the country club opened today. Marcea Clark Tetamore reported very favorably on the menu and the food.

Good Will is moving into the old Ames Plaza site.

5. **PUBLIC HEARING for Final Approval: Special Use Permit, Use Class #17 for Shannon Pinckney, 5132 Route 63 for an acupuncture home business.**

Chair Folts opened this public hearing at 7:15 p.m. He announced that the Planning Board would now hear comments from the floor about this request.

He then asked Shannon Pinckney to speak about this permit application.

Ms. Pinckney briefly summarized her practice of acupuncture at Rochester General Hospital and her wish now to see patients out of her home two days a week. She is applying for a special use permit for a period of one year.

The secretary reported that this had been sent to the County Planning Board and a letter has been received.

SEQR was done by Planning Board members.

Tom Curtin made the MOTION to grant negative declaration for this project. Based on information and analysis, the proposed action will not result in any significant adverse environmental impacts.

David Woods SECONDED the motion.

All in favor: Dwight Folts, Patti LaVigne, David Woods, Mark Shepard, Tom Curtin, Hank Latorella and Marcea Clark Tetamore.

Opposed: None.

MOTION PASSED.

The public hearing was held open for thirty minutes. There were no comments from the public. Chair Folts closed the hearing at 7:45 p.m.

David Woods made the MOTION for FINAL APPROVAL for a Special Use Permit, Use Class #17 for Shannon Pinckney's acupuncture home business to be located at 5132 Route 63.

Marcea Clark Tetamore SECONDED the motion for a one year time period.

All in favor: Dwight Folts, David Woods, Patti LaVigne, Mark Shepard, Tom Curtin, Hank Latorella, and Marcea Clark Tetamore.

Opposed: None.

MOTION PASSED.

6. PUBLIC HEARING for FINAL APPROVAL: DePaz two-lot subdivision, 4286 Reservoir Rd., tax map#81.-2-48.

Applicant: Todd E. Cole

The Public Hearing was opened at 7:05 p.m. by Vice Chair LaVigne immediately after the review and approval of the February minutes.

At 7:10 p.m. Chair Folts arrived and proceeded with the SEQR review.

Tom Curtin made the MOTION to grant negative declaration for this project. Based on information and analysis, the proposed action will not result in any significant adverse environmental impacts.

Mark Shepard SECONDED the motion.

All in favor: Dwight Folts, Patti LaVigne, David Woods, Mark Shepard, Tom Curtin, Hank Latorella and Marcea Clark Tetamore.

Opposed: None.

MOTION PASSED.

Kevin VanAllen, Esq., came forward and summarized that this is a simple 2-lot subdivision. The land is owned by the Marie De Paz Trust. One lot is two acres and is being sold to Todd Cole. The remaining 98.3 acres are being sold to a contiguous neighbor.

There was then discussion about the chair's need to sign a building permit as Todd Cole wishes to begin building an accessory building for his business on the plot immediately. Dean O'Keefe, CEO, said that Mr. Cole has submitted plans for a house and a barn. It has the required setbacks, etc. and meets building code. CEO O'Keefe asked for a vote.

Marcea Clark Tetamore made the MOTION for Chair Folts to sign the building permit for Todd E. Cole to build an accessory building as soon as this property closes.

Mr. Cole was asked what he needs the building for and he reported that he plans to use it for his truck and some storage for tools.

Hank Latorella expressed his concern that he wasn't sure this accessory building was a good idea. He said there are cases where a barn/building has "turned" into a house.

After additional discussion amongst Planning Board members it was decided the vote must wait until the County acts on this "local option" subdivision.

Marcea Clark Tetamore withdrew her motion.

There was a question from the floor regarding who was buying both pieces. Kevin Van Allen answered this question (as above).

There were no additional questions from the floor. Chair Folts closed the Public Hearing at 7:35 p.m. Kevin Van Allen, Esq. inquired whether there was a work meeting scheduled this month. Chair Folts replied that the next meeting is April 12. At that time the Planning Board is scheduled to vote on final approval for this subdivision and also consider the building permit.

7. Site Plan Lakeville Estates, Phase II.

James Bonsignore, Esq., representing Lakeville Estates, came forward to continue the ongoing discussion from last month's meeting. He went through the following points as follows:

- (1) Timetable for tiers and trails to be completed as it relates to the Recreation/Community Center:

Attorney Bonsignore proposed no more than 15% of new phase (which =16 units) be put in before the recreation center is built. Attorney Bonsignore suggested this be based on certificates of occupancy.

Marcea Clark Tetamore reiterated the board's wish voiced last month that it be based upon building permits instead. Attorney Bonsignore agreed after a brief discussion.

(2) Tranello letter of February 5th:

The above letter deals with areas of poor drainage within the development. Attorney Bonsignore said that these areas which continually flood will be included in the next phase of development. Poor drainage will be remedied and seeding will be done.

Landscaping of nature trails to go along the pond will be based upon 30% of building permits (completed). Attorney Bonsignore has spoken with MRB about bringing in construction vehicles via the areas around the recreation center. These areas will be landscaped in the future but this construction vehicle use would minimize disturbance to current residents. It would take traffic off the main roadways. Chair Folts said he is in favor of this. DOT has not yet granted access.

Attorney Bonsignore and Scott Harter are continuing to prepare a formal response to MRB's comments.

Hank Latorella said he is concerned about the recreation center existing in the midst of a mud area. He asked about keeping the temporary road open for the balance of construction. Attorney Bonsignore said that is his wish.

(3) Continue discussion on make-up of walkways/trails to the Center to include landscaping plans for that area:

Attorney Bonsignore said the walkways will be paved with asphalt. They will be 4-foot wide. There remains a variance request before the ZBA to reduce total number of walkways originally submitted. He then said a new request will be submitted.

Speed bumps will be installed along Regal Lane Roadway. It is not accessible to 20A. There will be lighting that is code compliant along the roadway.

(4) Recreation/Community Center plans to be put on final Site Plans:

An architect will be working on the design and this will be forwarded to the board hopefully by the next meeting. Attorney Bonsignore said he believed the board would be very pleased. Chair Folts requested building colors and materials.

Marcea Clark Tetamore asked about the delineation of each site and inquired how lot lines will be "seen." Attorney Bonsignore explained that there will be specific points on each lot where stakes and pink ribbons will be placed. Lots will be staked when ready to go to construction. Tom Curtin said that iron pins should go in ground; Attorney Bonsignore said this will be done.

(5) Answers to MRB's February 5 DRAFT letter (58 points)"

Attorney Bonsignore said there will be a formal response by the next Planning Board meeting. Chair Folts requested that this be received in advance of the meeting. Attorney Bonsignore then requested a Public Hearing. It will be April 12 at 7:10p.m. The secretary will send the announcement to the paper. Chair Folts stated that this phase of the project has already gone to the county — SEQR was done in Phase I.

8. New/Other Business:

Several topics were then discussed by Planning Board members.

Regarding the Morgan Estates water retention ponds, the pond owners are discussing the maintenance. The Special Use contingency listed on the agenda was not discussed as it was determined to be a moot issue.

Regarding Hampton Inn, Lars Mazzola's letter has been submitted into the official file record. Mr. Mazzola then spoke briefly and asked if the town could do anything about a future driveway/roadway to be 20-foot wide. Dean O'Keefe, CEO, said an erosion permit would be required and the roadway itself used as an exit driveway only. A driveway does not need to meet code/town standards. The roadway/driveway will be in the town but the Inn itself in the Village.

David Woods spoke about DOT allowing the curb cut but one of the access points might be shut off in the future if Ryan Drive is ever signalized. However, the numbers are not there to justify a traffic light at Ryan Drive and 20A. The applicant tended to use wording such as "recommended" but that wording was determined by the VPB to be too strong. Village Planning Board substituted the wording "approved by VPB." If the construction of this roadway somehow triggers site plan approval then it will come before the Town Planning Board. Mr. Mazzola thanked the board for the clarification.

Hank Latorella asked about driveway setbacks. CEO O'Keefe said driveways can go right up to property line even if a business.

H. Latorella then asked about Ralph Parker's restaurant – evidently the restaurant owners have lost interest, saying the process was taking too long.

9. Adjournment:

There being no additional business, the meeting ended at 8:35 p.m.

Mark Shepard made a MOTION to adjourn the meeting at 8:35 p.m.

Hank Latorella SECONDED the motion.

All in favor: Dwight Folts, Patti LaVigne, Hank Latorella, Tom Curtin, Mark Shepard, David Woods and Marcea Clark Tetamore.

Opposed: None.

MOTION PASSED.

Respectfully submitted,

Diane McMullan, Secretary
Town of Geneseo Planning Board

dmm